

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - E/S Gerst Road, 610' N of New Gerst Lane (9421 Gerst Road) 11th Election District 5th Councilmanic District

Warren R. Bierman and Stennis B. Bierman - Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-342-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing in which the Petitioners request approval of an amendment to the special exception previously granted in Case No. 66-21-X to permit an addition to an existing community building, and a Petition for Zoning Variance in which the Petitioners request relief from Section 409.6.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 152 parking spaces in lieu of the required 182 spaces, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Warren R. Bierman, appeared and testified. Also appearing on behalf of the Petition were Harvey Silberman, Robert Uhms, Dorothy Schwartz, and Albert L. Bierman. Appearing as Protestants in the matter were Al Willick, Charles J. Gerst, Nicholas A. Porter, Carl and Marie Temple, and Janet Aborowski, all residents of the surrounding community.

Testimony indicated that the subject property, known as 9421 Gerst Road, consists of a gross area of 6.6 acres more or less zoned D.R. 3.5, and is part of a larger tract of land owned by the Petitioners. Said property was the subject matter of previous Case No. 66-21-X in which a special exception was granted for a community building and VFW post on July 26, 1965. The Petitioners are desirous of constructing a one-story,

2290 sq.ft. addition to the existing building and seek to amend the site plan approved in the previous case accordingly. Warren Bierman testified that the proposed addition will provide a lobby for the existing hall, a waiting room/dressing room for bridal parties, and additional storage space. He testified that the proposed addition will not be used in any way as additional seating for the existing meeting hall. Testimony indicated that the Petitioner attempted to construct the proposed addition without benefit of a building permit. As a result of a number of complaints filed by various residents in the area, a stop work order was issued by the Department of Permits and Licenses thereby halting construction. The Petitioner then applied for and obtained a conditional building permit, contingent upon the outcome of this hearing.

Petitioner testified that the subject hall is used by members of the community for wedding receptions, birthday and anniversary parties, fundraisers, and sometimes funeral wakes. The Petitioner stated that the proposed addition will not add any seating capacity to the structure and as such, there will be adequate parking for any given function. However, due to the increased size of the subject building with the proposed addition, a parking variance is necessary.

Numerous residents appeared in opposition to the Petitioners' request. Their cumulative testimony indicated that the Protestants are generally opposed to the community hall. The Protestants brought to the attention of this Deputy Zoning Commissioner, through Protestants' Exhibit 1, the fact that a party which was held at the subject hall apparently got out of hand and necessitated Police intervention. The Protestants also believe that there are not enough parking spaces for events held at the

hall and that occasionally, people attending functions at the hall will park on Gerst Road instead of in the parking lot.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Further, the use of the property as a community hall has existed since 1965 without prior complaint. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the public health, safety, and general welfare, provided there is compliance with the restrictions set forth hereinafter.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this office for review and inclusion in the case file prior to the issuance of any permits.

3) There shall be no further expansion of the subject community hall.

4) Petitioner shall not allow or cause parking for functions at the subject hall to overflow onto Gerst Road. All parking for events held at the site shall be restricted to the parking lot on the premises.

5) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 27, 1992

Mr. Warren R. Bierman  
Mr. Stennis B. Bierman  
5103 New Gerst Lane  
Perry Hall, Maryland 21128

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
E/S Gerst Road, 610' N of New Gerst Lane  
(9421 Gerst Road)  
11th Election District - 5th Councilmanic District  
Warren R. Bierman, et al - Petitioners  
Case No. 92-342-SPHA

Dear Messrs. Bierman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Al Willick, 5108 E. Joppa Road, Baltimore, Md. 21236  
Mr. Charles J. Gerst, 9328 Gerst Road, Perry Hall, Md. 21128  
Mr. Nicholas A. Porter, 5124 New Gerst Lane, Perry Hall, Md. 21128  
Mr. & Mrs. Carl Temple, 4323 Chapel Road, Perry Hall, Md. 21128  
Ms. Janet Aborowski, 9916 Pepper Hill Road, Perry Hall, Md. 21128  
People's Counsel, *File*

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-342-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the proposed special exception at 9421 Gerst Road for an addition to an existing community building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

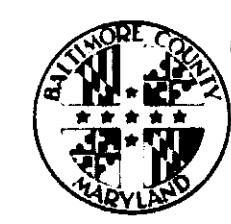
Address

Phone No.

ORDER RECEIVED FOR FILING

Date 4/27/92

By *TMK*



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - 1/2HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: *LG* DATE 3-11-92

Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 9421 Gerst Rd. which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6.2 to allow 152 parking spaces in lieu of the required 182 spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

*No increase in seating capacity of hall. Addition for lobby and storage area.*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zip Code

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

(Type or Print Name)

Signature

Address

City

State

Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

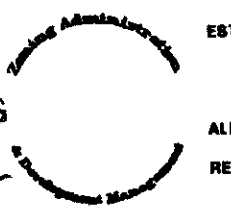
Address

Phone No.

ORDER RECEIVED FOR FILING

Date 4/27/92

By *TMK*



OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING - 1 hr.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHER  
REVIEWED BY: *LG* DATE 3/19/92

354

**SILBERMANN & ASSOCIATES, INC.**  
Engineers • Planners • Surveyors  
3627 EAST JOPPA ROAD  
BALTIMORE, MARYLAND 21234  
(410) 661-5686  
FAX No. 661-0728

PERRY HALL COMMUNITY HALL MARCH 5, 1992

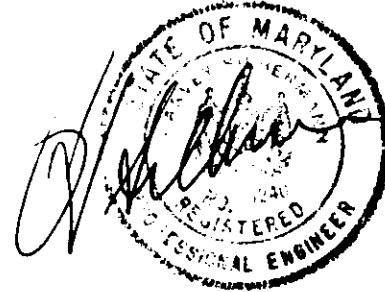
**ZONING DESCRIPTION**  
Beginning at a point on the eastern side of Gerst Road, which is thirty feet wide, at a distance of six hundred ten feet north of the centerline of the nearest improved intersecting street, New Gerst Lane, which is twenty feet wide. Thence, the following courses and distances:

N 39° - 04' E 209.64'  
N 19° - 04' E 239.64'  
S 51° - 01' - 50" E 365.4-  
S 51° - 01' - 50" E 360.4-  
S 18° - 15' - W 388.4-

To the place of beginning.

As recorded in deeds Liber 3461 Folio 41, Liber 7524 Folio 637.  
(Containing 6.45 Acres of land.)

HARVEY SILBERMANN, P.E.  
PROFESSIONAL ENGINEER  
MARYLAND P.E. # 4740



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Posted for: \_\_\_\_\_  
Petitioner: \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Location of Signs: \_\_\_\_\_  
Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

**CERTIFICATE OF PUBLICATION**

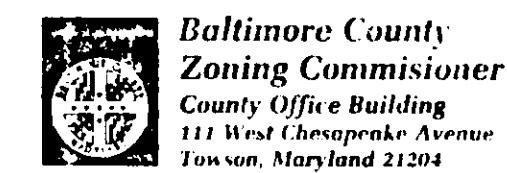
TOWSON, MD., 3/26/1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/26/1992.

THE JEFFERSONIAN,

Publisher

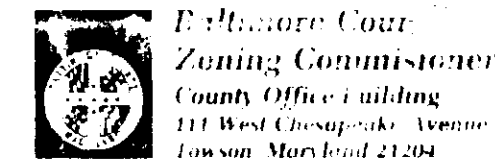
\$44.73



receipt

Date: \_\_\_\_\_ Account: R-001-6150  
Number: 46m  
Please Make Checks Payable To: Baltimore County \$350.00  
FA 001128AM03-09-92

Cashier Validation



Date: \_\_\_\_\_ Account: R-001-6150  
Number: \_\_\_\_\_  
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 3/30/92

Warren and Stennis Bierman  
5103 New Gerst Lane  
Perry Hall, Maryland 21128

RE:  
CASE NUMBER: 92-342-SPHA  
E/S Gerst Road, 610' N of New Gerst Lane  
9421 Gerst Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Warren R. Bierman and Stennis B. Bierman  
Dear Petitioner(s):

Please be advised that \$44.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon  
DIRECTOR

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MARCH 20, 1992

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-342-SPHA  
E/S Gerst Road, 610' N of New Gerst Lane  
9421 Gerst Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Warren R. Bierman and Stennis B. Bierman  
HEARING: MONDAY, APRIL 13, 1992 at 9:00 a.m.

Variance to allow 152 parking spaces in lieu of the required 182 spaces.  
Special Hearing to amend special exception 66-21-1 to permit an addition to an existing community building.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Warren and Stennis Bierman

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

April 6, 1992

(410) 887-3353

Mr. & Mrs. Warren R. Bierman  
5103 New Gerst Lane  
Perry Hall, MD 21128

RE: Item No. 354, Case No. 92-342-SPHA  
Petitioner: Warren R. Bierman, et ux  
Petition for Special Hearing

Dear Mr. & Mrs. Bierman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 11th day of March, 1992.

Arnold Jablon  
DIRECTOR

Received By:  
W. Carl Richards Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Warren R. Bierman, et ux  
Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 24, 1992  
ITEM NUMBER: 354

Granting the requested variance may impact parking on surrounding roadways.

Rahee J. Famili  
Rahee J. Famili  
Traffic Engineer II

RJF/LV4

RECEIVED  
APR 9 1992  
ZONING OFFICE



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: April 7, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Warren R. Bierman, Item No. 354

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting a special exception to allow for the expansion (2,250 sq. ft.) of an existing (6,765 sq. ft.) community hall. Based upon the analysis conducted and information provided staff recommends APPROVAL of the petitioners request subject to the following conditions.

1. A schematic landscape is required where additional square footage is being proposed to an existing building. A plan should be reviewed and approved by the county prior to the issuance of building permits.
2. A variance for parking should also be requested, 182 parking spaces are required and only 132 are being provided.
3. The addition to the existing building should be compatible with the existing building in terms of architecture and building materials. Building elevations and materials should be reviewed by the county prior to the issuance of building permits.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/EM/rdn  
354.ZAC/ZAC1

RECEIVED  
ZONING

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 388-4500

MARCH 31, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: WARREN R. BIERMAN AND STENNIS  
P. BIERMAN

Location: #9421 GERST ROAD

Item No.: 354 Zoning Agenda: MARCH 24, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 24, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 24, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 354, 356, 358, 359, 360, 361 and 365.

For Items 357 and 364, these sites must be submitted through the new subdivision process for review and comments.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:e

RECEIVED  
ZONING OFFICE

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: 4/7/92

Provisional Approval  
Permit No: 92-342-SPHA

LOCATION: 5105 GARDEN ROAD

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

- ☒ Owner has filed for a public hearing, Item # 354.
- ☐ Owner must file for a public hearing within \_\_\_\_\_ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within \_\_\_\_\_ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

DIRECTOR OF ZONING ADMINISTRATION  
AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Owner Contract Purchaser  
(Please print clearly) (Please print clearly)  
Name \_\_\_\_\_ Name \_\_\_\_\_  
Address \_\_\_\_\_ Address \_\_\_\_\_  
Work Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
Home Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Zoning Office Staff

887-3755  
N.W. 3373

PERMIT # 18016  
RECEIPT # 18016  
SUBJECT: 18016  
DATE: 18016  
PAID BY: 18016  
PAID TO: 18016

PROPERTY ADDRESS: 1421 GARDEN ROAD  
SUBJECT: 1421 GARDEN ROAD  
TAX ACCOUNT # 1421 GARDEN ROAD  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: WARREN R. BIERMAN  
ADDRESS: 1421 GARDEN ROAD  
CITY: TOWSON  
STATE: MD  
ZIP: 21204

APPLICANT INFORMATION  
NAME: WARREN R. BIERMAN  
COMPANY: 1421 GARDEN ROAD  
ADDRESS: 1421 GARDEN ROAD  
CITY: TOWSON  
STATE: MD  
ZIP: 21204

APPLICANT SIGNATURE: WARREN R. BIERMAN  
PLANS: 1421 GARDEN ROAD  
PLAT: 1421 GARDEN ROAD  
EL: 1421 GARDEN ROAD

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURAL STEEL  
4. REINFORCED CONCRETE  
5. OTHER

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. COAL  
4. OTHER

APPROVAL SIGNATURES  
DATE

92-342-SPHA 3/10/92  
Item 354

To Hearing Officer.

Background to case.

1. Applicant started building addition without permit.

2. Not map work order from bureau inspection.

3. Applicant came to permits and applied for permit, which was given a "fine" by zoning, then reversed to an "ok to file" pending hearing (before permit was issued).

4. Upon filing for hearing, applicant described flooding condition due to no roof on addition. A conditional approval was released on the permit to correct the situation and minimize damage to investment on addition at pet house.

As stated in attached (original) document.

Jeffrey

66-21-X  
66-21-X  
66-21-X

66-21-X  
66-21-X  
66-21-X

66-21-X  
66-21-X  
66-21-X

66-21-X  
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66-21-X

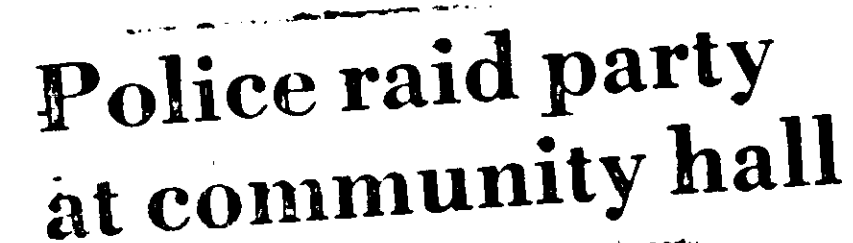
PLEASE PRINT CLEARLY

NAME: Al Willick  
ADDRESS: 5105 GARDEN ROAD  
92-342-SPHA  
5105 GARDEN ROAD  
TOWSON, MD 21204

PLEASE PRINT CLEARLY

NAME: William R. Bierman  
ADDRESS: 5105 GARDEN ROAD  
92-342-SPHA  
5105 GARDEN ROAD  
TOWSON, MD 21204





The charges are pending against the members of the West Hill Community Center, which is located in the 9000 block of West 10th Avenue. The charges were filed by the Civil Rights Unit of the St. Louis County Police Department. Eighty-eight individuals under 21 years of age were allegedly seen at the center, and 100 individuals were charged with being present.

The raid was sponsored by two individuals of the party and officers who intimidated the party and seized what was working young individuals were taken to the police station.

The two officers also reported seeing marijuana and other drugs passed around the party, and hearing of cocaine being used in the restroom.

Seventy-five individuals participated in the raid including a juvenile officer who got into a pushing match with an individual at the party.

A second officer engaged in the assault and was allegedly assaulted.

One man was arrested as a result of the incident, according to the police.

The facility's owner said he was attempting to obtain a marriage paragon license for the building.

He told police he had attained slightly over \$1,000 in proceeds from the party.

After an owner was advised of his rights by the police, the crowd was dispersed to the parking lot.

Eighty-eight individuals, eight of the individuals, stopped by the police and were taken to be under the age of 21.

Page 4 of 988

We as Neighbors of the Perry Hall Community Hall, have used the Hall on numerous occasions, such as Family Gatherings, and Charitable Events.

We feel any improvements or additions made to the community hall are an asset to the neighborhood and to the Perry Hall Community in general.

We also feel that the improvements the Biermans are planning to make, will not only enhance the appearance of the Hall, they will also add to the enrichment of our neighborhood and property values.

[illegible]

We as neighbors of the Perry Hall Community Hall, have used the Hall on numerous occasions, such as Family Gatherings, and Charitable Events.

We feel any improvements or additions made to the community hall are an asset to the neighborhood and to the Perry Hall Community in general.

We also feel that the improvements the Biermans are planning to make, will not only enhance the appearance of the Hall, they will also add to the enrichment of our neighborhood and property values.

[illegible]

The following signatures reflect the attitudes and feelings of the neighbors and friends of the Perry Hall Community Hall. We seek our support and approval of alterations proposed for the Hall, as we live in a peaceful harmony and co-existence and additional improvements will enhance and beautify the neighborhood.

William Cotton  
Larry Cotton  
Marty Cotton  
Loren Cotton  
Dodie Cotton  
Roger Cotton  
Miriam Cotton  
Barbara Blaylock  
Lorraine Cotton  
Mary J. Springfield  
Harley Kile  
Frank D. Dalt

The following signatures reflect the attitudes and feelings of the neighbors and friends of Perry Hall Community Hall.

We voice our support and approval of alterations proposed for the hall.

We have lived in peaceful harmony and co-existence, and additional improvements will enhance and beautify the neighborhood.

Richard Albion  
Joseph Schwarz  
William Schwartz  
Grenada Schwartz  
Donna Pinsault  
Bruce Pinsault  
Ruthy Schwartz  
Russell Bak  
Randall Braunbach  
Gladys Gunkel  
Thomas Gunkel  
James Gunkel  
A. Earl Marx  
F. Heintzsch  
Paul L Snyder  
Scott Snyder  
John E. Phe

Edward R. Rogers  
 Alice R. Ringenstein  
 Joseph A. Ringgold  
 Suzanne Ringgold  
 Louise Wilson  
 Carolyn Mellick  
 William Ringgold  
 Ann W. Ringgold  
 Fred S. Ringgold  
 Kelly W. Ringgold  
 Mary R. Ringgold  
 Richard W. Ringgold  
 Margaret W. Ringgold  
 William W. Ringgold  
 Charles W. Ringgold

No 0160333      **STATE OF MARYLAND**  
 Cost of License      **Alcoholic Beverages Law**  
    **\$10.00**  
**Beer and Light Wines License.      Class C.      (on Sale)      Special**

Baltimore County, to wit:      **Jerry Soukup, for the use of:**  
 THIS **000100** CENSUS, That  
 007018  
 SS0910000  
 SS0910000      **PERRY HALL REC. & PARKS COUNCIL, AT;**  
 1111      **BALTO. MD 21183 one story Masonry Building**

is licensed by the STATE OF MARYLAND to keep for sale and to sell beer, wine and liquor at retail to any bona fide entertainment held or conducted by the above named licensee.

March 28, 1992  
 This license valid only for date designated \_\_\_\_\_, 19\_\_\_\_  
 This license shall not be issued for a period exceeding seven consecutive days from the beginning date above named, at \$10.00 per day.

The hours during which the privileges conferred by this license may be exercised shall be from 6 A.M. to 2 A.M. on the day following, and on New Year's Eve, when the closing hour is eliminated.

Issued under authority of Article 2B of the Acts of the General Assembly of Maryland, inclusive of the 1975 Regular Session.

Date Issued      3/3/92MK      TEST: *Reginae* *James*  
    Clerk of the Circuit Court for Baltimore County

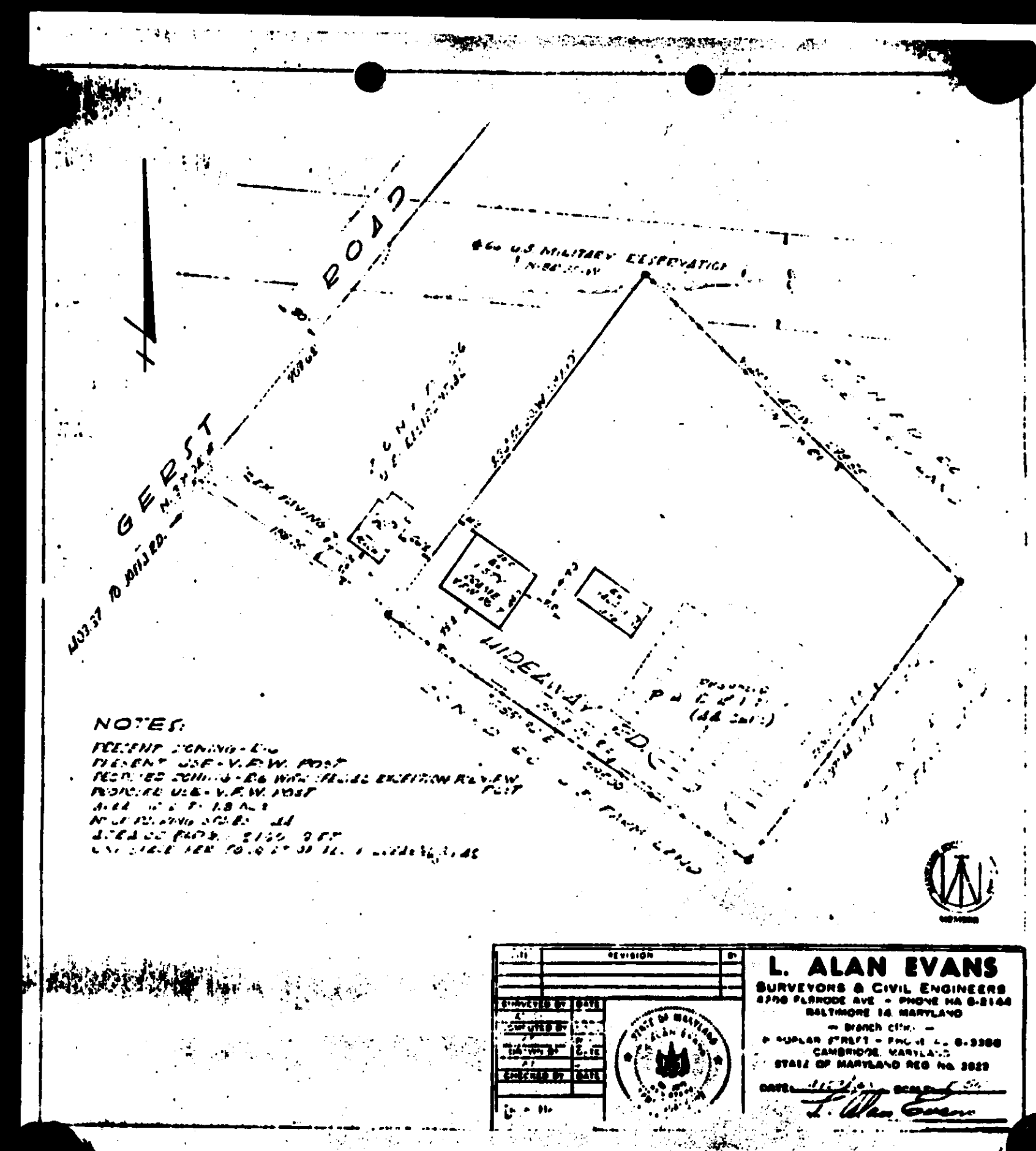
Petitioner:  
Exhibit 2  
(5 photographs)



To Whom It May Concern:

We, the undersigned, as members, parents, and friends of Boy Scout Troop #433 would like it to be known that we have used the Perry Hall Community Center for a number of our activities. These activities have ranged from basic dinner/ meetings to highly attended Bull Roasts and Crab Feasts. We have always found it to be a convenient and safe place to hold our events. A number of participants have mentioned that they enjoy coming to the events, especially because they are held in a facility so close to home.

1. John C. Sprance
2. John K. Sprance
3. Carl A. Spr
4. Steve Kuchonski
5. Pat Spencer
6. Ellen Leonard
7. Rosa W. Enle, Jr.
8. Donald J. Spindler
9. Ed Cook
10. J. Kuschel
11. Bruce Baldwin
12. Don M. Robertson
13. Kathleen J. Chambers
14. Elizabeth W. Meredith
15. Michael D. Stein
16. Paul D. Karlo
17. James H. Harris Jr.
18. John E. Pyle
19. Jennifer C. Pyle
20. Debra M. Ward
21. Aysha G. Kueh
22. Mary Spingarn
23. Wendel Lange
24. Mary P. Kueh
25. Bruce A. Kueh
26. Ryan Grayson
27. Lynn Chapman
28. Kathy Davis
29. Sandy Hoffman
30. John H. Johnson
31. James W. Johnson
32. David J. Johnson
33. Michael P. Johnson
34. James T. Johnson
35. Bernadette Johnson
- 36.
- 37.
- 38.
- 39.
- 40.



SOILS			
TYPE	LIMITATIONS FOR DEVELOPMENT		
	HOMESITES WITH BASEMENTS	HOMESITES WITHOUT BASEMENTS	ROADS & PARKING
B7B	Moderate Seasonally Flooded High Water	Slight	Moderate Seasonally Flooded High Water, Slope

#### DEVELOPMENT

Existing Hall 6765 Sq. Ft.  
Proposed Addition 2290 Sq. Ft.

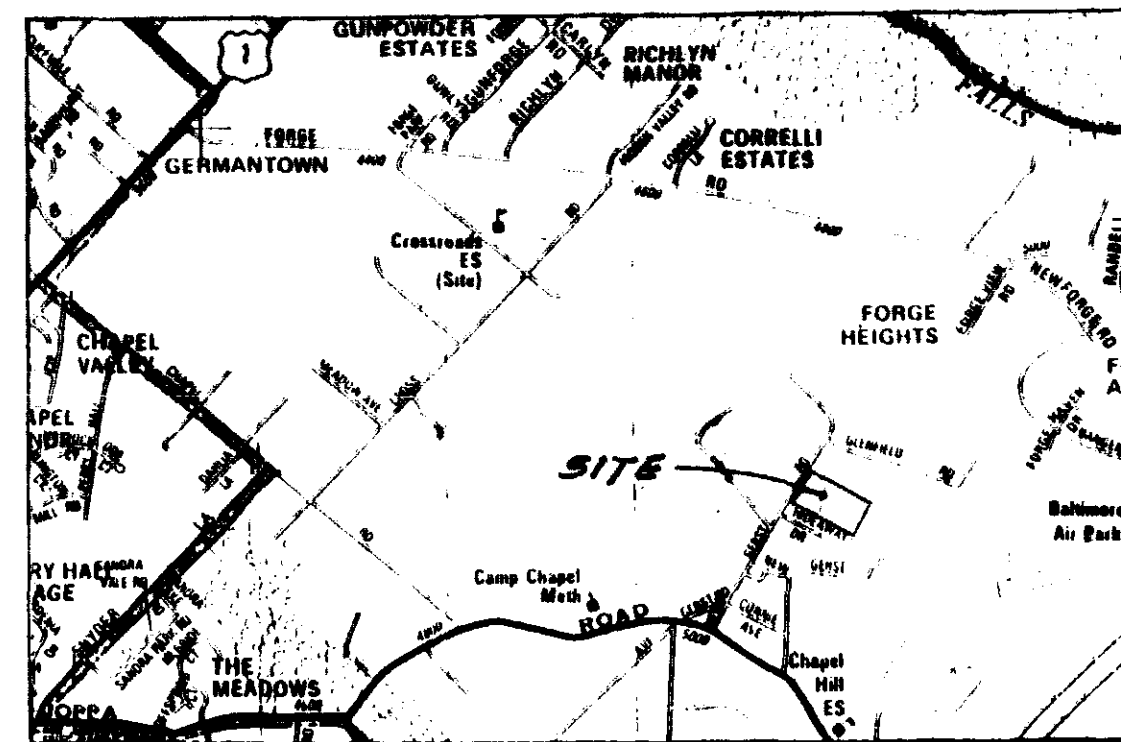
#### PARKING

Required: Existing Building 6765 / 20 = 155  
Proposed Addition 2290 / 20 = 45  
TOTAL = 200

Provided: 152

#### ZONING HISTORY

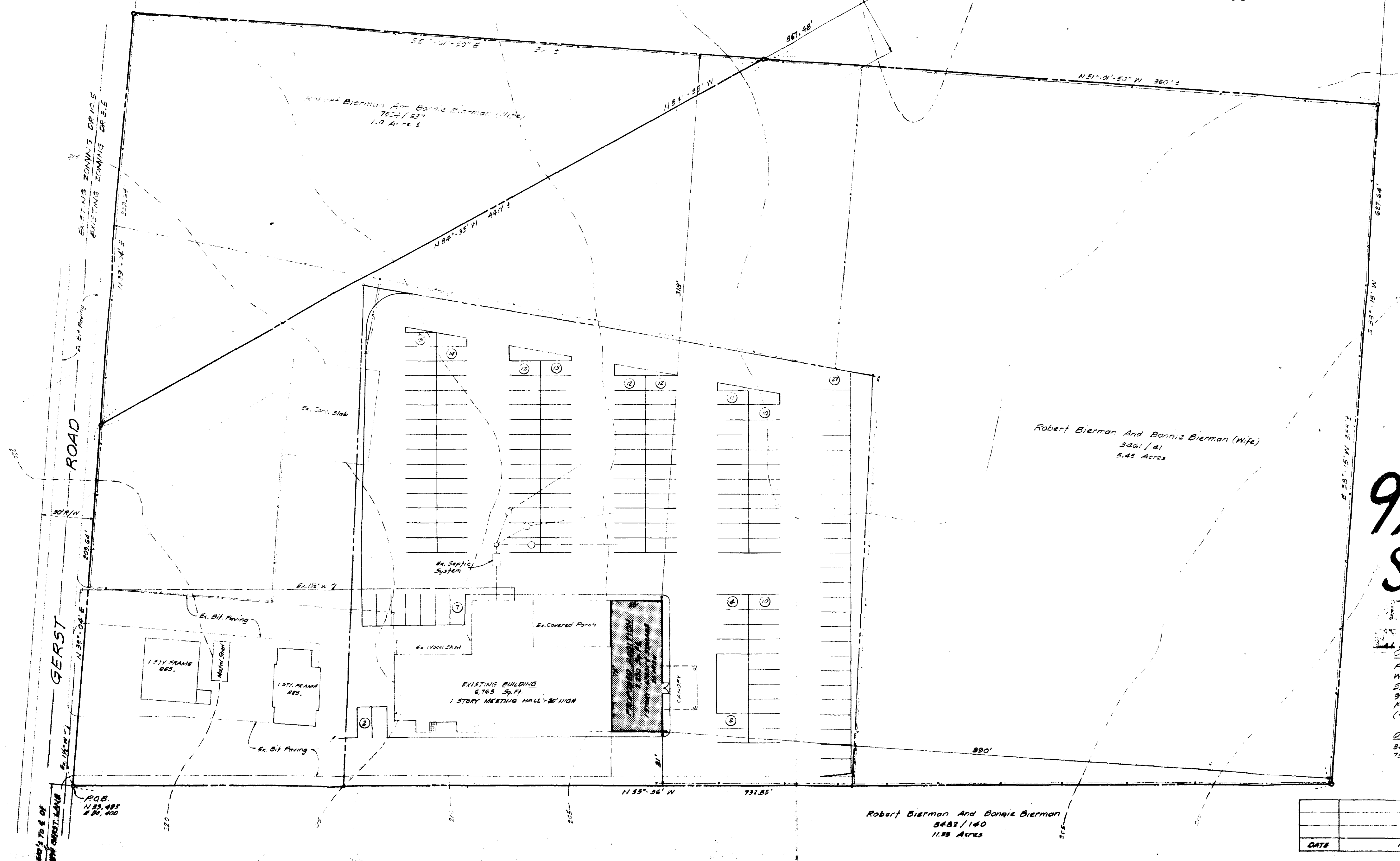
Special Exception for Community Building  
Granted July 26, 1965 - Case No. 66-11-K



LOCATION PLAN  
Scale: 1" = 200'

#### SITE DATA

Area of Site - NET 6.45 AC. GROSS 6.60 AC.  
Existing Zoning - DR 3.5  
Election District - 11  
Councilmanic District - 5  
Watershed - 15  
Subwatershed - 4115.04  
Census Tract - 11,516 - 299,012 - 1039  
Floor Area Ratio - 1.0  
NOTE: There Are No Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitat, Or Hazardous Materials On Site.



92-342  
SPHA

OWNER'S

OWNER / APPLICANT  
Perry Hall Community Hall  
Warren R. Bierman  
Stennis B. Bierman  
3421 Gerst Road  
Perry Hall, Maryland 21226  
(410) 256-1025

Deed References Tax Account Nos.  
3461 / 41 1107016476  
7524 / 537

DATE	REVISION	BY

**SILBERMAN and ASSOCIATES**  
Engineers • Surveyors  
3527 East Joppa Road  
Baltimore, Maryland, 21234  
ph. 301-661-5888

PLAN TO ACCOMPANY VARIANCE HEARING  
PROPOSED ADDITION TO  
PERRY HALL COMMUNITY HALL  
3421 GERST ROAD BALTIMORE COUNTY, MARYLAND

PROJECT: PERRY HALL COMMUNITY HALL  
DATE: FEB. 4, 1992 SCALE: 1" = 20' OWNER: W. R. BIERMAN

FILE NUMBER  
920127

REVISIONS  
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

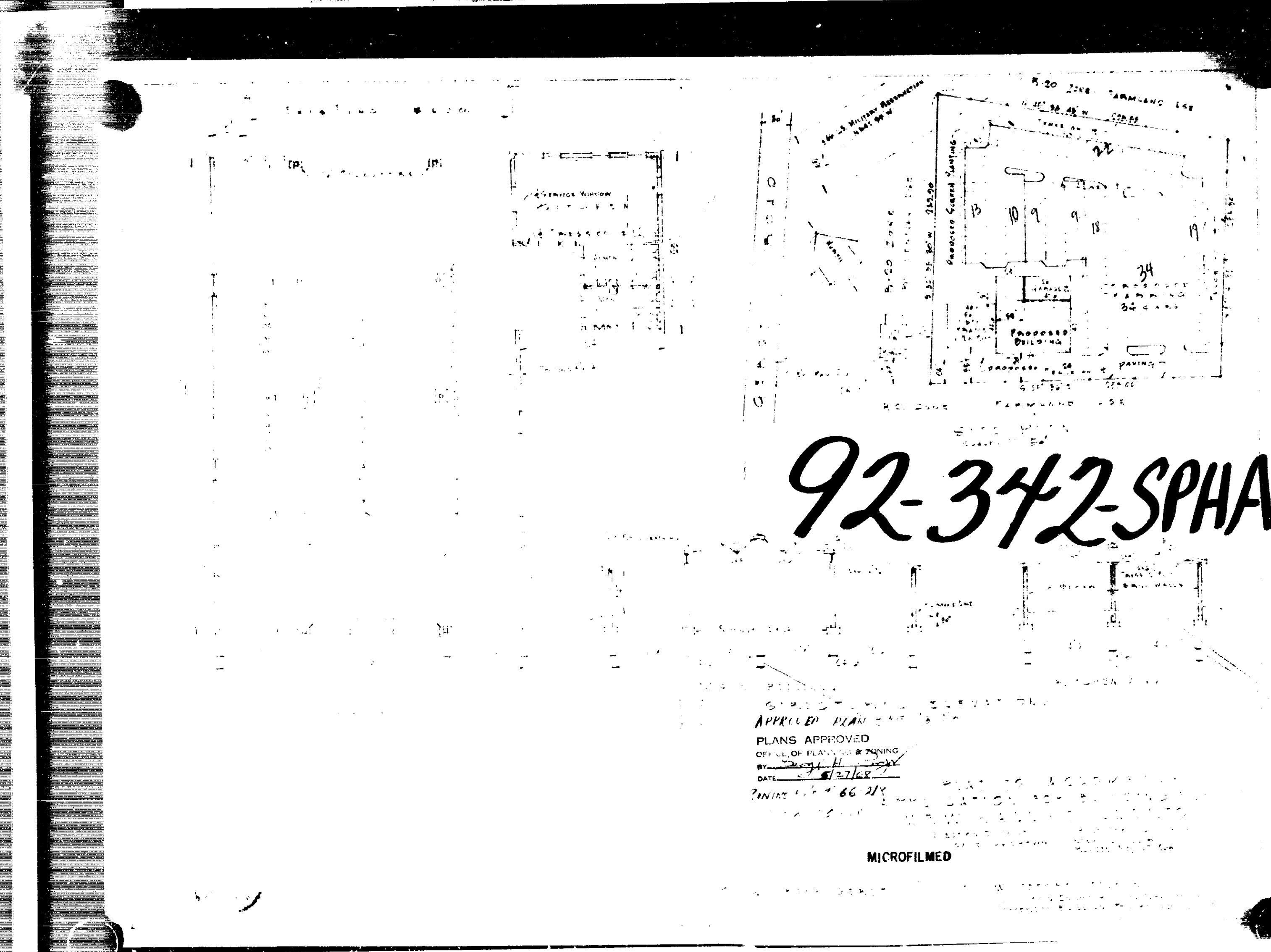
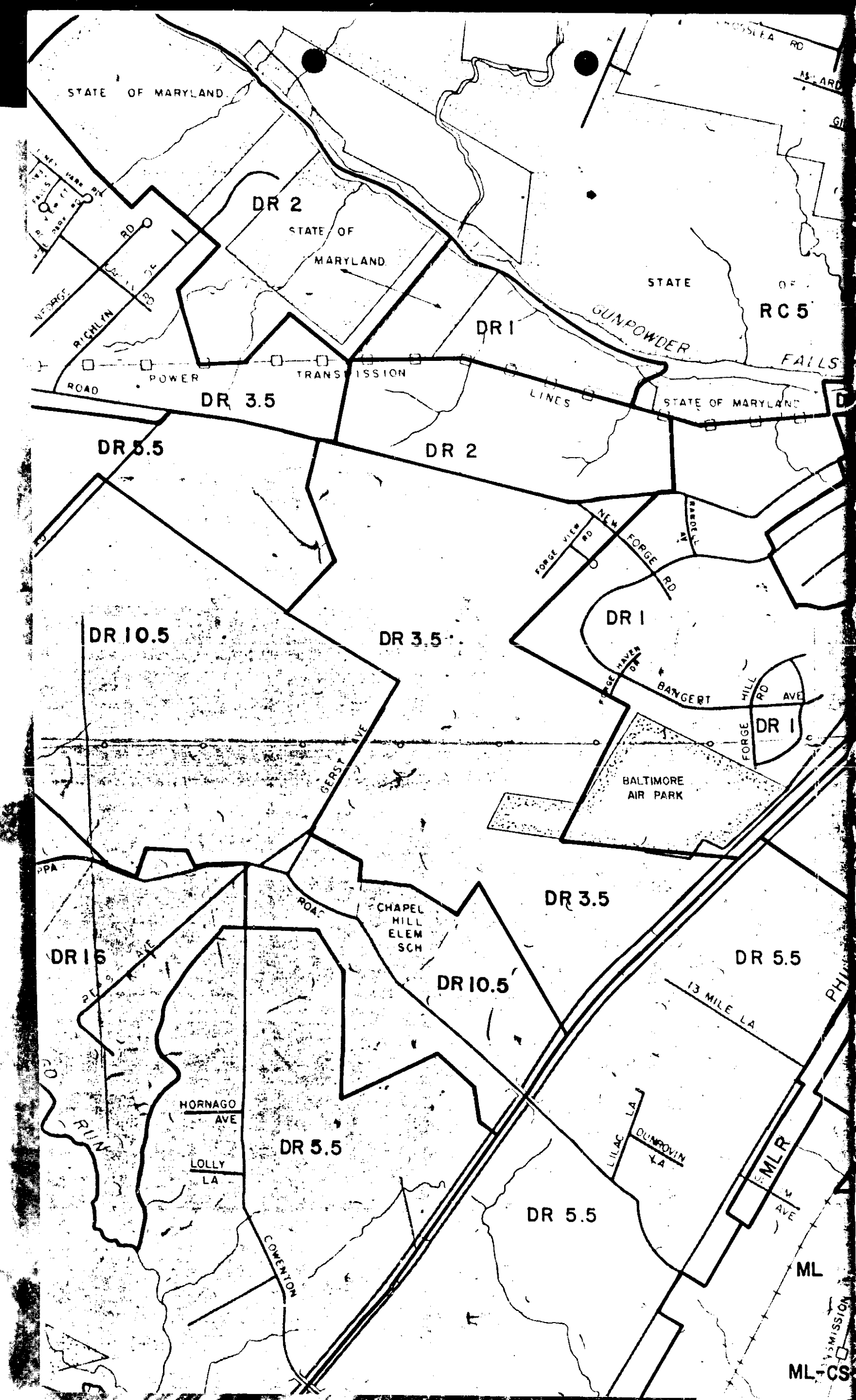
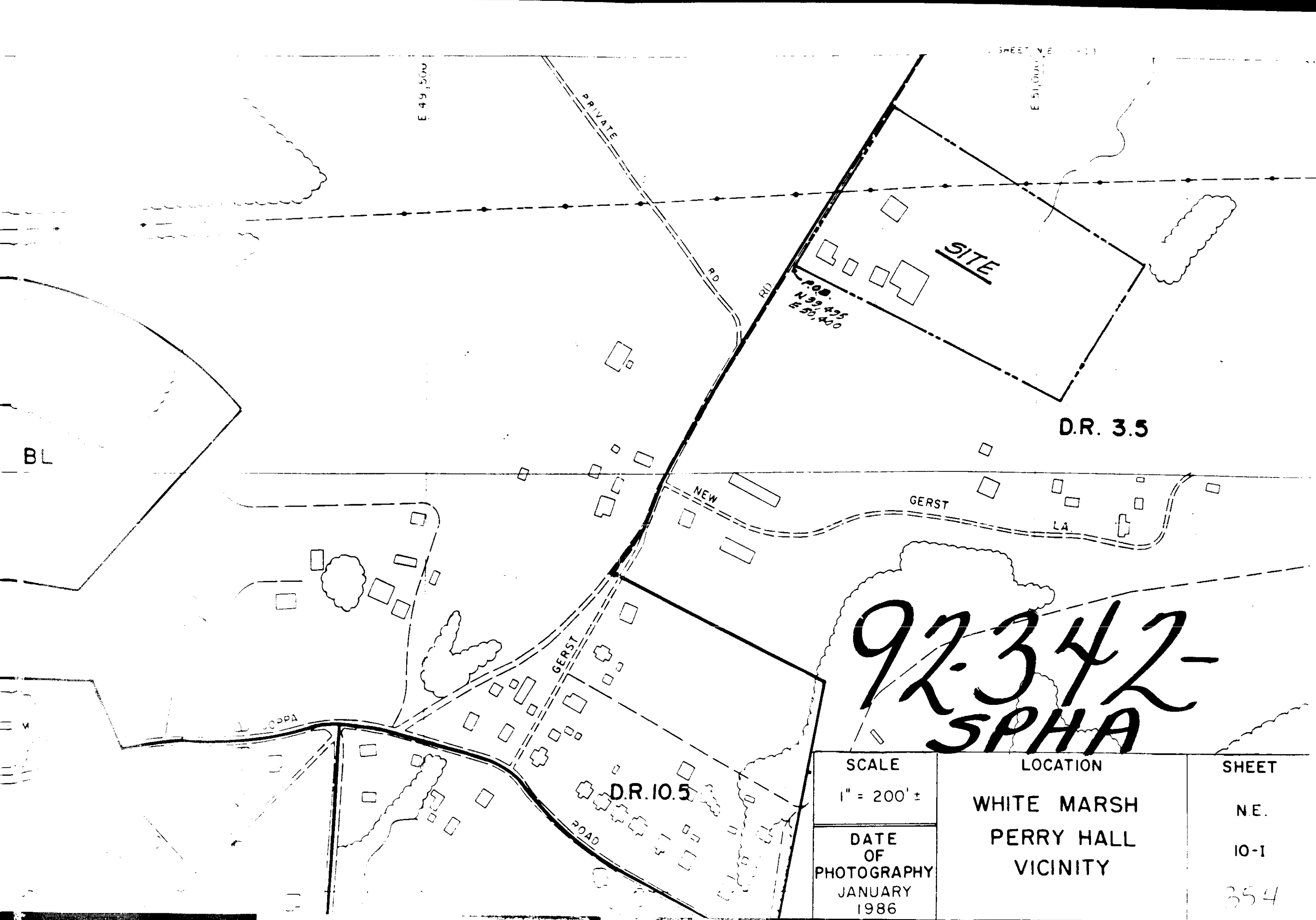
SHEET 1 OF 1

DRAWING

SI-1

920127





# BALTIMORE COUNTY PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WHITE MARSH PERRY HALL VICINITY	N.E. 10-1 354
DATE OF PHOTOGRAPHY JANUARY 1986		